



City of Albuquerque

Legislative File Number R-06-43 (version 1)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

Amending Enactment No. R-2005-177 (F/S R-05-297) Regarding The West Side Strategic Plan, To Clarify Policy 2.5 And The City's Policy For Approvals Of Residential Subdivisions Where Area Schools Are At Or Over Capacity.

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

WHEREAS, the West Side Strategic Plan area lacks the commercial, institutional and office uses to support the growing number of residential units in that area; and

WHEREAS, recent zone map amendments on the City's West Side have allowed additional residential uses, have eliminated zoning for potential employment areas and have adversely affected traffic and school master planning efforts; and

WHEREAS, Enactment No. R-2005-177, as adopted, requires a technical amendment to clarify the City's policy for approving residential subdivisions where area schools are at or over their designed capacity.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. Section 1 of Enactment No. R-2005-177 is amended as follows:

"1. The West Side Strategic Plan adopted March 17, 1997 and thereafter amended, page 37, paragraph 3 is amended as follows:

'The design and location of future commercial/mixed-use developments will be important to the overall character of each area. The intent of strip commercial policies within the Plan is to concentrate commercial development in clusters within Community and Neighborhood Centers, rather than in long strips along roadways. There are more opportunities for commercial development beyond the Centers, so zone changes to

non-residential use outside the centers identified in this Plan should only be allowed through careful consideration as outlined in policy 1.9. Zone changes from non-residential to residential uses outside the centers should be encouraged except where area schools are at or over capacity. In cases where area schools are at or over their designed capacity, zone changes from non-residential to residential uses should be denied unless the applicant demonstrates that the proposed development will create no net increase in enrollment for area schools (e.g., senior housing).

Many Albuquerque Public Schools, primarily on the west side, are at or over capacity. Increased residential development on the west side is not encouraged where the area schools are at or over capacity. The approval of residential subdivisions [~~and~~] [+requiring+] zone changes to residential or higher density residential zoning should only be allowed through careful consideration as outlined in policies 1.3 and 2.5 and when APS has provided a viable solution for affected schools.”

Section 2. Section 3 of Enactment No. R-2005-177 is amended as follows:

“3. Policy 2.5 on page 46 of the West Side Strategic Plan is amended as follows:

‘When considering approval of subdivisions or site development plans for residential development [~~or~~] [+requiring+] zone changes to residential or higher density residential, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes. If area schools are at or over their designed capacity, then the [~~requested action~~] [+subdivision or site development plan+] should be denied unless the applicant demonstrates that the proposed development will create no net increase in enrollment for area schools (e.g., senior housing).’”

